



Welcome!
Please Sign In!

Tonight's Agenda:

Welcome

Amendments to Zoning Bylaw:

1. Special Permit Residential Developments (Revisions to Balanced Housing)
2. Definitions Changes
3. Two-Family Homes
4. Economic Development

Amendments to General Bylaw:

5. Scenic Road Designations
6. Blasting Prohibition
7. Neighborhood Conservation District Technical Changes



Welcome!

Richard Canale, Planning Board

Lexington Planning Department:

Aaron Henry, Planning Director

David Kucharsky, Assistant Director

David Fields, Planner

Lori Kaufman, Department Assistant

Lexington Planning Board:

Richard Canale, Chair

Timothy Dunn

Charles Hornig

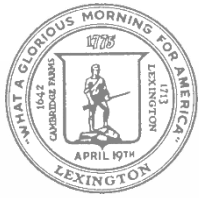
Nancy Corcoran-Ronchetti

Ginna Johnson

Michael Leon, Associate

Contact us at:

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Special Permit Residential Developments Zoning Bylaw

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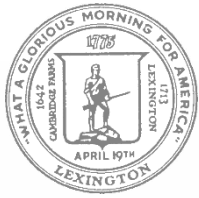
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Special Permit Residential Developments

- SPRDs are an alternative option to conventional subdivisions
- 3 Types of SPRDs:
 - Site Sensitive: unit count is the same as conventional, but standard dimensional standards may be relaxed.
 - Balanced Housing Developments: Comparable GFA as conventional, but more units are allowed, provided certain (smaller) units are created.
 - Public Benefit Developments: Same concept as BHDs, but slightly more GFA in exchange for 10% affordability.
- **PRINCIPAL CHANGES (so far):**
 - DELETE PBDs: Move the AFFORDABLE HOUSING requirement to BHDs
 - BHDs:
 - Review the required unit sizes & mix (currently 25% @ 2,700 & 25% @ 3,500)
 - Review the GFA standard (currently 7,200 GSF per conventional unit)



Definition Changes Zoning Bylaw

The purpose of this article is to address issues identified during the implementation of the Gross Floor Area requirements adopted under Article 41 of the 2016 Annual Town Meeting. Given the attention to floor area the development process now requires, it is now evident that a number of definitions must be clarified, revised, updated, or deleted to better reflect the intent of last year's article.

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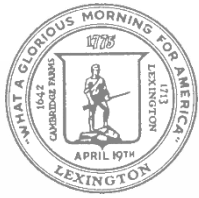
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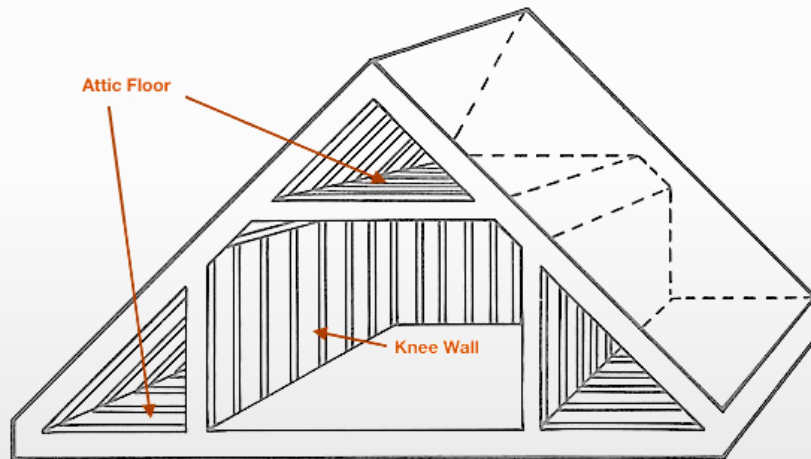
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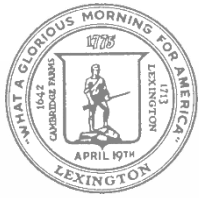
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Definition Changes Zoning Bylaw



- Attic
- Basement
- Cellar (DELETE)
- Crawl Space
- Gross Floor Area
- Story
- Half-Story



Two-Family Homes Zoning Bylaw



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Two-Family Homes Zoning Bylaw



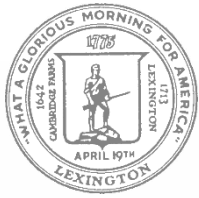
12,084 Housing Units in Lexington (2014)

- **10,236** Single-Family Units (85%)
- **319** Two-Family Units (3%)
- **1,529** Multi-family Units or Apartments (12%)

Source: *Lexington Housing Production Plan, 2014*

RT Zoning District:

Permits two-family homes only in a small district along Mass. Ave. near Arlington and in Special Permit Residential Developments.



Two-Family Homes Zoning Bylaw

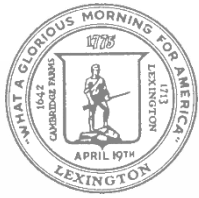
Ethical Imperative to Create Housing Opportunities

“Why the New Research on Mobility Matters: An Economist’s View”
Justin Wolfers, May 4, 2015, *New York Times*.

“Good neighborhoods nurture success.”

“...neighborhoods — their schools, community, neighbors, local amenities, economic opportunities and social norms — are a critical factor shaping your children’s outcomes.”





Two-Family Homes Zoning Bylaw

Objectives:

1. Increase the number of smaller homes and increase options for ownership.
2. Enable Two-Family all across Town by Special Permit.
3. Encourage designated Senior Housing.
4. Encourage designated Affordable Housing.
5. Prevent any adverse impacts to neighborhood character.
6. Encourage sustainable development.
7. Regulate the number each year to ensure Town infrastructure can absorb additional units without adverse impacts.





Two-Family Homes Zoning Bylaw



Proposal:

1. Require GFA for Two-Family Homes ranging from 1,250 SF per unit to 2,725 per unit.
2. Restrict one unit to Affordable or to Senior Housing.
3. Include Special Permit Criteria that require the appearance of a single-family dwelling. Scale, design, height, proportions to be sited and constructed in a manner that is consistent with the scale of the neighborhood.
4. Require shared walls/ floors for energy conservation.
5. Regulate the number each year to ensure Town infrastructure can absorb additional units without adverse impacts.



Two-Family Homes Zoning Bylaw

What should the maximum Gross Floor Area of Two-Family Homes be?

Lot Area (in square feet)	Existing Single-Family Max. GFA (in square feet)	Option A: Two-Family Max. GFA: 80% of Existing Single-Family Max. GFA (in square feet)	Option B: Two-Family Max. GFA: Permit Specific Unit Sizes (in square feet)
0 – 5,000	$0.8 * \text{Lot Area}$	$(0.8 * \text{Lot Area}) * 0.8$	Not allowed
5,000 – 7,500	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$	3,200 (1,600 per unit)	2,500 (1,250 per unit)
7,500 – 10,000	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$	4,300 (2,150 per unit)	3,900 (1,950 per unit)
10,000 – 15,000	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$	4,760 (2,380 per unit)	4,450 (2,225 per unit)
15,000 – 30,000	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$	5,560 (2,780 per unit)	5,450 (2,725 per unit)
More than 30,000	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$	7,480 (3,740 per unit)	5,450 (2,725 per unit) maximum size



Two-Family Homes Zoning Bylaw



*Sheridan Street
3,279 Total GFA*



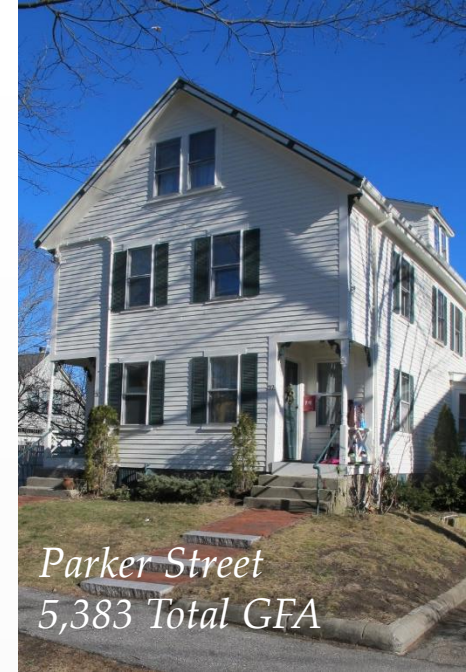
*Mass Ave
4,739 Total GFA*



*Mass Ave
4,660 Total GFA*



*Grant Street
2,960 Total GFA*



*Parker Street
5,383 Total GFA*



*Vine Street
2,727 Total GFA*



*Plainfield Street
7,928 Total GFA*



Two-Family Homes Zoning Bylaw

AMEND ZONING BYLAW

ARTICLE "TF" TWO-FAMILY HOMES

SUMMARY

The goal of this bylaw amendment is to encourage a diversity of more attainable housing types, specifically senior and affordable housing units not readily available in Lexington, with minimal impacts on existing neighborhoods or project abutters.

PROPOSED MOTION

Part 1. Amend Table 1, line A.1.02, as follows:

	RO	RS	RT	CN	CRS	CS	CB	CLOC	OC	OCM
A. RESIDENTIAL USES										
A.1.0 PRINCIPAL RESIDENTIAL USES										
A.1.01 One-family dwelling	Y	Y	Y	Y	N	N	N	N	N	N
A.1.02 Two-family dwelling (* see § 6.10	N SP*	N SP*	Y	Y	N	N	N	N	N	N

Part 2. Amend Table 2, footnote (e) to read:

e. Applicable only to non-residential uses permitted by special permit.

Part 3. Insert a new section, Section 6.10 of the Zoning Bylaw, Two-Family Homes in the RO and RS Districts, as follows:

6.10 Two-Family Homes in the RO and RS Districts

6.10.1 Purpose. This section authorizing two-family dwellings in the RO and RS Districts is intended to:

1. Increase the number of small dwelling units available in the Town;
2. Increase the range of choice of housing accommodations;
3. Encourage greater diversity of population with particular attention on affordable housing and senior citizens; and
4. Encourage a more economic and energy-efficient use of the Town's housing supply while maintaining the appearance and character of the Town's one-family neighborhoods.

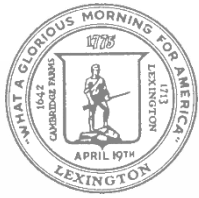
6.10.2 Applicability. This section applies to properties only in the RO or RS District.

6.10.3 SPGA. The Special Permit Granting Authority for Two-Family Homes in the RO and RS Districts is the Planning Board.

6.10.4 Development Standards. In addition to the dimensional controls of the RO or RS District, the following standards apply:

1. The principal structure must maintain the appearance of a single-family dwelling. Scale, design, height, and proportions should all be consistent with the other single-family homes in the area.
2. There may not be more than one principal structure on a lot, and both units must be in the principal structure. Units may be either next to one another or over one another.

3. The maximum gross floor area allowed on site is 80% of that allowed by Section 4.4 of this Bylaw, Residential Gross Floor Area. The GFA should be divided evenly between each unit.
 4. Only one curb cut per lot is permitted.
 5. Above-grade utilities and mechanical equipment are not allowed between the principal structure and the right of way, nor in any setback area.
 6. Utilities, driveways, and curb cuts should all be sited to preserve existing trees and their rooting zones.
 7. Grading of the site should be minimal and be in keeping with the general appearance of the abutting properties.
 8. The total number of covered parking spaces (in a garage, a structure, a carport, or similar) may not exceed two. Detached garages must be shared.
 9. One unit on the property must be deed restricted as either senior housing or affordable unit (and be eligible for inclusion on the Commonwealth's Subsidized Housing Inventory).
 10. Accessory units authorized under 6.7 of this Bylaw are prohibited in properties granted a special permit for a two-family home.
- 6.10.5 Special Permit Criteria. In addition to the standards of § 9.4, the SPGA may grant a special permit for a two-family dwelling in the RO and RS Districts provided that the SPGA finds that:
1. The project design furthers the Town's housing goals and the purposes expressed in § 6.10.1;
 2. The proposed dwelling is compatible with the scale of the neighborhood, with special attention given to the location of utilities, driveways, garages, and fences;
 3. Solar access of adjoining lots; and
 4. Noise generated by fixed plant equipment such as air conditioners, pumps, fans, and furnaces.



Economic Development Zoning Bylaw

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Amendments to General Bylaw:

5. Scenic Road Designations
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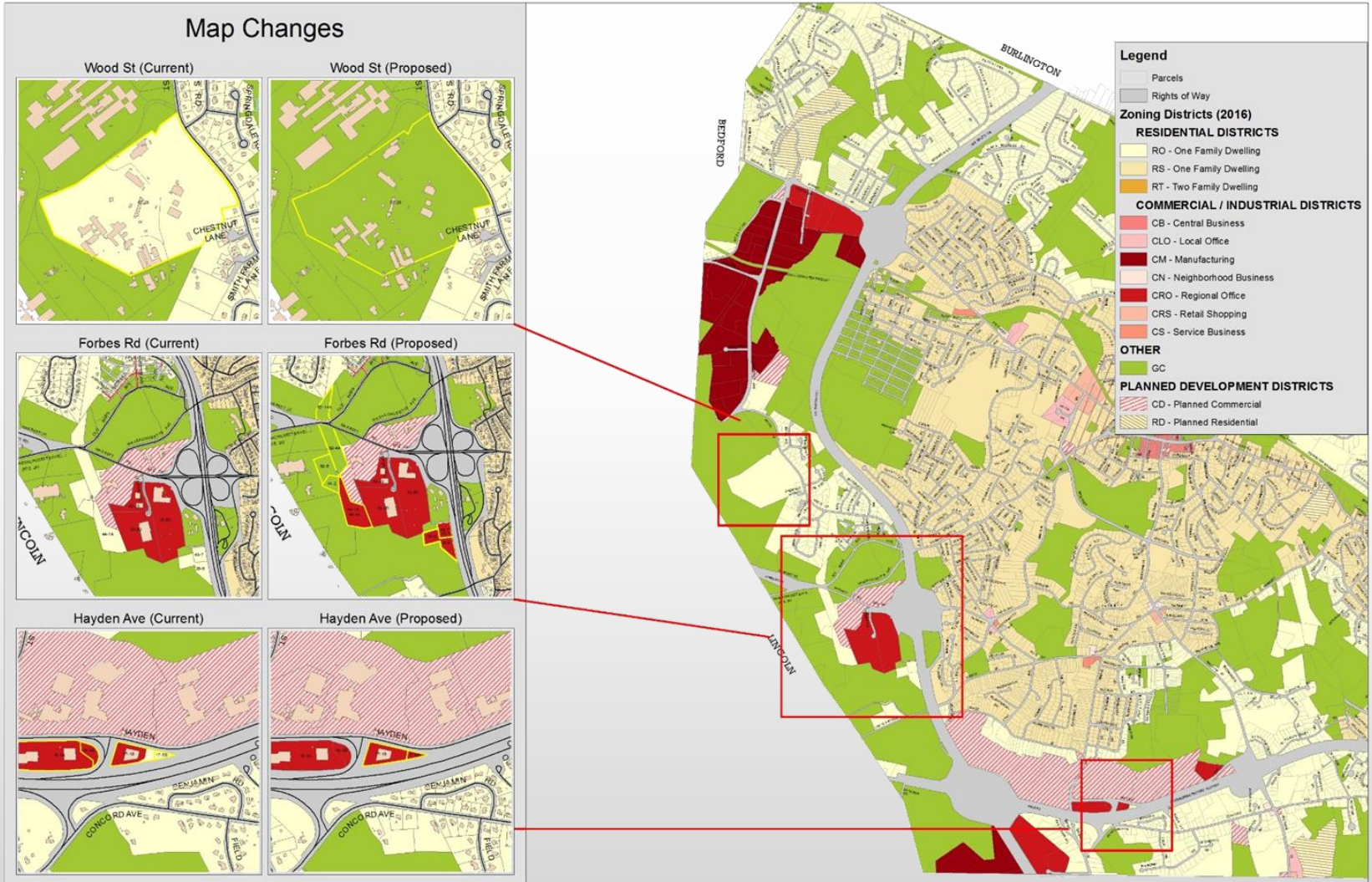


CRO Areas





Proposed Map Changes





Dimensional Standards

	CRO	CM
Minimum lot area	5 AC	3 AC
Minimum lot frontage in feet	300	200
Minimum front yard in feet	100	25
Minimum side yard in feet	50	25
Minimum rear yard in feet	50	25
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	100	100
Maximum nonresidential floor area ratio (FAR)	0.15 <u>0.35</u>	0.35
Maximum site coverage	25% <u>NR</u>	NR
Public and institutional buildings, maximum height:		
In stories:	3 <u>NR</u>	NR
In feet:	45	65
Other buildings, maximum height:		
In stories:	3 <u>NR</u>	NR
In feet:	45	65

- Allow modification of dimensional standards by special permit.
- Permit one standing sign by right.



Uses

		CRO	CM
H.1.01	Beauty parlor, barber shop	N <u>Y</u>	Y
H.1.02	Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning	N <u>Y</u>	Y
H.1.03	Tailor, dressmaker, shoe repair	N <u>Y</u>	Y
H.1.06	Bank or Credit Union with drive-up window or auto-oriented branch bank	SP <u>Y</u>	Y
I.1.03	Food, not intended for consumption on the premises; includes grocery store, but not a takeout or fast-food service	N <u>SP</u>	SP
I.1.07	Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand	N <u>Y</u>	Y
I.2.01	Stores with more than 2,000 square feet of floor area per establishment	N <u>SP</u>	SP
I.2.02	Sales or rental conducted in part outdoors with permanent display of products during non-operating hours	N <u>SP</u>	SP
J.1.02	Fast-food service	SP <u>Y</u>	Y
J.1.06	Hotel, motel	SP <u>Y</u>	Y
K.1.02	Indoor athletic and exercise facilities, weight reduction salon	N <u>Y</u>	Y
<u>N.1.04</u>	<u>Biotech manufacturing</u>	N <u>SP</u>	Y
O.1.10	Ground mounted solar energy systems	N <u>R</u>	R



Proposed TMO Districts





Scenic Roads General Bylaw



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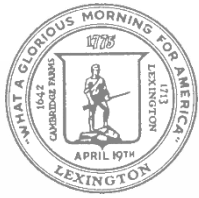
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Scenic Roads General Bylaw

- Scenic Roads is Commonwealth General Law Chapter 40, Section 15C. Allows towns to protect existing stone walls and trees within the right-of-way.
- A vote of Town Meeting would enable the Commonwealth Law in Lexington.
- Town designates “Scenic Roads.” Roads must be accepted municipal roads; Commonwealth routes are not allowed.
- Proposed for designation:
 - Bennington Road (accepted portion)
 - Fern Street
 - Shade Street
 - Vine Street



Scenic Roads General Bylaw

Bennington Road
(accepted portion)





Scenic Roads General Bylaw

Fern Street





Scenic Roads General Bylaw

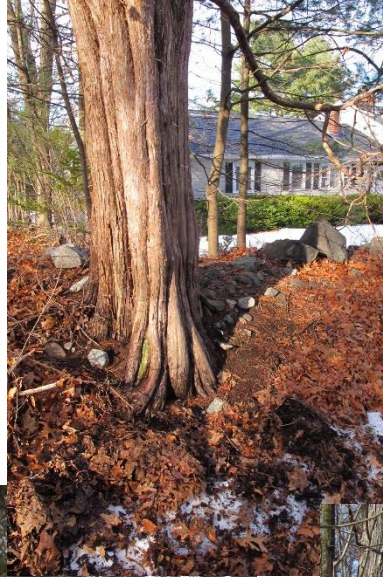
Shade Street





Scenic Roads General Bylaw

Vine Street





Scenic Roads General Bylaw

ARTICLE “SR”

AMEND GENERAL BYLAWS SCENIC ROADS

To see if the Town will vote to designate certain public roads as scenic roads in accordance with Mass. General Laws Chapter 40 Section 15C, commonly referred to as the Scenic Roads Act, and amend the General Bylaws to provide for a fine for violations of the act.

Inserted at the request of the Planning Board.

PROPOSED MOTION

Part 1 - In accordance with Massachusetts General Laws Chapter 40 Section 15C, the Town designates the following roads as Scenic Roads:

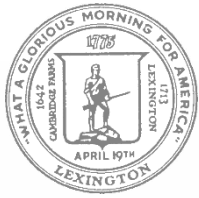
- Bennington Road (accepted portion)
- Fern Street (entire length)
- Shade Street (entire length)
- Vine Street (entire length)

Part 2 – non-criminal dispositions:

Add the following section to the General Bylaws:

Section 100-14 Scenic Roads

Any violation of Massachusetts General Laws Chapter 40 Section 15C shall be punished by a fine not to exceed three hundred dollars.



Blasting Prohibition General Bylaw



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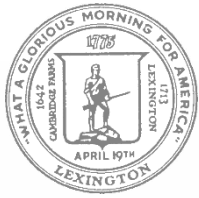
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Blasting Prohibition General Bylaw

Blasting is currently regulated by the Commonwealth.

Required:

- Blast Analysis:
Document considering effects on adjacent properties
- Pre-Blast Inspection Surveys on properties within 250 feet
- Monitoring by Fire Personnel
- Seismograph used to see if blast exceeds regulations.



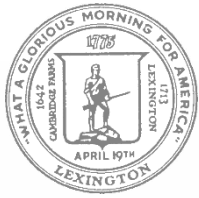


Blasting Prohibition General Bylaw



Objectives:

1. Preserve the characteristic topography of New England.
2. Preserve the historic structures unique to the Town like stone foundations, masonry chimneys and walls.
3. Prevent environmental impacts like the alteration of subsurface drainage and the release of radon.
4. Prevent vibrations which disturb electronic devices including laboratory equipment and household electronics.
5. Prevent the factory-like conditions for abutters with dust, noise and the vibrations of the explosions and heavy machinery.



Blasting Prohibition General Bylaw



Proposal:

Prohibit blasting in the Town of Lexington by inserting a new paragraph in Chapter 43. Earth Fill and Removal.



Blasting Prohibition General Bylaw

ARTICLE XX

AMEND GENERAL BYLAW PROHIBIT BLASTING

To see if the Town will vote to amend the Town code to prohibit the use of explosives in construction site work.

RECOMMENDATION

The Planning Board recommends that the motion under Article XX be...

DESCRIPTION

The use of explosives to remove ledge and facilitate the significant change of grade in landscape construction significantly alters the characteristic New England topography of the Town and may impact subsurface geomorphology and drainage patterns. The use of explosives, commonly referred to as “blasting,” creates vibrations that can impact the foundations and structural integrity of buildings as well as impact technical devices, including laboratory research. The soil and vegetative cover in blast sites is removed, impacting local ecological systems and surface drainage. The explosions and subsequent removal of blasted stone creates a factory-like conditions for abutters with the impact of dust, noise (including “sound warnings,” or sirens and trucking), and vibrations of the explosions and heavy machinery.

MOTION

Prohibit the granting of permits for “blasting,” or the use of explosives in site construction, in districts zoned CB, RO and RS.



NCD Technical Changes General Bylaw

Amend Chapter 19 as follows:

- Delete the words “which are outside historic districts” from Section 1; and add a new definition to Section 2 as follows:

HISTORIC DISTRICT

A district subject to the jurisdiction of the Lexington Historic Districts Commission under Chapter 447 of the Acts of 1956 or of any Neighborhood Conservation District Commission under Chapter 78 of the Code of Lexington.

- Amend the definition of Significant Building in Section 2 by replacing the words “not within an Historic District” with “neither under the jurisdiction of the Historic Districts Commission or a Neighborhood Conservation District Commission.”

Amend Chapter 78, Neighborhood Conservation Districts, Section 9(b), by inserting the following:

- Anyone found in violation may be fined not more than \$300 for each day such violation continues, each day constituting a separate offense.

Amend Chapter 78, Neighborhood Conservation Districts, Section 9(b), by inserting the following:

- For proposed study areas of 10 or fewer properties, the threshold requires two-thirds of the property owners’ consent.

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Thank you for your input!

Contact us at planning@lexingtonma.gov

Mark your calendars! Public Hearings are scheduled for February.....

